IN THE CIRCUIT COURT OF THE FIFTH JUDICIAL CIRCUIT
IN AND FOR LAKE COUNTY, FLORIDA

CASE NUMBER: 2025CA001481

JOHN'S LAKE PROPERTY OWNERS ASSOCIATION, INC., a Florida not-for-profit corporation,

Plaintiff,

vs.

XAVIER BATISTA ORTEGA, individually; UNKNOWN SPOUSE OF XAVIER BATISTA ORTEGA; and ALL UNKNOWN TENANTS/OWNERS N/K/A ERINEST NEAL.,

Defendants.

NOTICE OF FORECLOSURE SALE

NOTICE is hereby given pursuant to a Summary Final Judgment of Foreclosure and Award of Attorneys Fees and Costs, dated September 9th, 2026, and entered in Case Number: 2025CA001481 of the Circuit Court in and for Lake County, Florida, wherein JOHN'S LAKE PROPERTY OWNERS ASSOCIATION, INC. is the Plaintiff, and XAVIER BATISTA ORTEGA, individually; UNKNOWN SPOUSE OF XAVIER BATISTA ORTEGA; and ALL UNKNOWN TENANTS/OWNERS N/K/A ERINEST NEAL, are the Defendants, the Lake County Clerk of the Court will sell to the highest and best bidder for cash, at the Lake County Courthouse, 550 West Main Street, Tavares, Florida 32778, beginning at 11:00 o'clock A.M. on the 8th day of December, 2026, the following described property as set forth in said Final Judgment of Foreclosure and Award of Attorneys Fees and Costs, to-wit:

Property Address: 17136 Cercis Loop, Clermont, Florida 34711

Property Description:

Lot 481, John's Lake Landing Phase 6, according to the map or plat thereof, as recorded in Plat Book 76, Page(s) 9 through 14, inclusive, of the Public Records of Lake County, Florida.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator at the Office of the Trial Court Administrator, Lake County Courthouse, P.O Box 7800/550 W. Main Street, Tavares, Florida 32778, Telephone (352) 742-4221, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

/s/ REBECCA BLECHMAN
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